

Landowner-Specific Narrative Summary
Stanley and Jeanne Krutmeier

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Stanley and Mrs. Jeanne Krutmeier. The Krutmeiers own two parcels totaling approximately 193 acres along the Quincy to Meredosia segment of the Project in Adams County, Illinois. The parcels have been designated internally as ILRP_QM_AD_212_ROW and ILRP_QM_AD_213_ROW. As summarized on ATXI Exhibit 2.1, as of March 16, 2015, ATXI has contacted, or attempted to contact, the Krutmeiers or their counsel regarding acquiring an easement across the property on approximately 50 occasions, including 29 emails, 2 in-person meetings, 4 letters, 10 phone calls and 3 voicemails. Mr. Jordan Walker of Sever Storey represents the Krutmeiers.

Land agents began attempting to contact the Krutmeiers in October 2013. On November 11, 2013, the Krutmeiers met with a land agent at their home. The agent presented ATXI's initial offer and supporting documentation. In a follow-up phone call, the Krutmeiers stated that they wanted to ensure the offer on their property was comparable to offers ATXI made to other landowners. In a second meeting with the land agent, the Krutmeiers expressed concern regarding the effect of the line on their livestock, and stated that they believed recent comparable sales in the area had a higher per-acre price. In December 2013, the Krutmeiers provided information on the recent comparable sales to the land agent via email. Mrs. Krutmeier indicated that they would be willing to grant an easement at the average per-acre price for the properties listed in her email, as long as the easement also provided that the land would be returned to its original condition. In February 2014, in light of the comparable sales information the Krutmeiers provided, ATXI increased the per-acre price on which its offer to the Krutmeiers was based. In early March 2014, Mr. Krutmeier stated that he wished to have the stumps removed if any timber would be removed from his property, and that he would provide a bid for stump removal to the land agent.

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The Krutmeiers are represented by Jordan Walker. Mr. Walker represents a number of landowners along the Project. Rather than engaging in negotiations regarding compensation for each landowner he represents, Mr. Walker has expressed his preference to proceed to condemnation in circuit court. ATXI has reached out to Mr. Walker regarding all of the clients he represents, including the Krutmeiers, inviting Mr. Walker to present a counteroffer, comparable sales, an appraisal and/or bin receipts or crop insurance. To date, Mr. Walker has not specifically discussed compensation for an easement on the Krutmeiers' property with ATXI.

ATXI and Mr. Walker have negotiated certain terms to be included in a confidential settlement agreement for his clients. In addition, in March 2015, Mr. Walker informed ATXI of several requests made by the Krutmeiers, including that the easement area be temporarily fenced off during construction. Mr. Walker provided a price quote for a temporary fence, and also requested that the Krutmeiers be compensated for damage to fencing and property that occurred during sample boring.

ATXI will continue to negotiate with Mr. Walker and the Krutmeiers to the extent they are willing to engage in negotiations with ATXI. However, given Mr. Walker's prior reluctance to negotiate individually or to adequately substantiate the few counteroffers he has presented, ATXI believes a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely. Therefore, ATXI requests eminent domain authority for these parcels.

Agent Checklist with Landowner

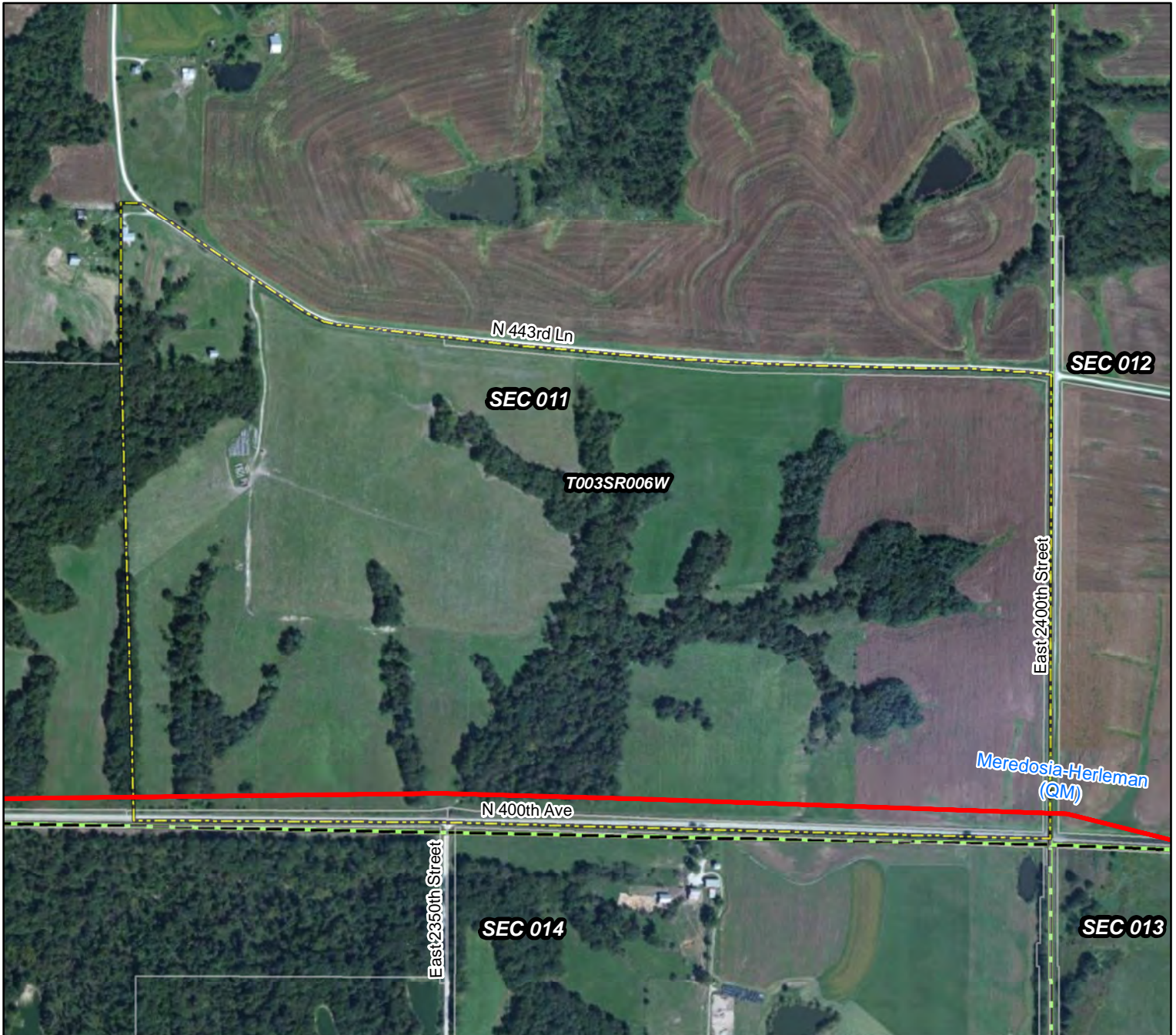
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 6:30 pm 11/7/13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Daniel Miller ☐

Adams County, IL

E1/2 SW1/4 of Section 11, Township 3 S, Range 6 W, Adams County, Illinois

Tax Id: 150011700000

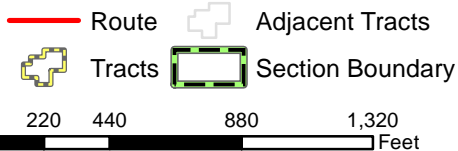


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Stanley Krutmeier

Tract No.: ILRP_QM_AD_212

Date: 3/30/2015

EXHIBIT "A"

A 13.723 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO STANLEY C. KRUTMEIER AND JEANNE M. KRUTMEIER, HUSBAND AND WIFE, RECORDED IN BOOK 620, PAGE 14499 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS (D.R.A.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE WEST LINE OF SAID EAST 1/2, FROM WHICH A 60D NAIL FOUND AT THE NORTH COMMON CORNER OF SAID KRUTMEIER TRACT AND A TRACT OF LAND DESCRIBED IN DEEDS TO EUGENE T. SOEBBING AND ANN T. SOEBBING, HUSBAND AND WIFE, RECORDED IN BOOK 610, PAGE 5281 AND VOLUME 523, PAGE 2953, D.R.A.C.I., BEARS NORTH 01 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,808.63 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1148498.79, E:2044706.47;

THENCE NORTH 89 DEGREES 19 MINUTES 16 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,338.68 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 2,648.76 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHEAST 1/4;

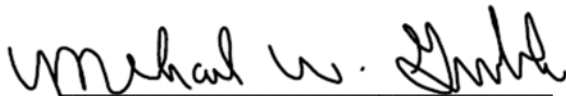
THENCE SOUTH 00 DEGREES 09 MINUTES 23 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 150.07 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 6 WEST OF THE 4TH PRINCIPAL MERIDIAN, BEARS SOUTH 44 DEGREES 39 MINUTES 48 SECONDS WEST, A DISTANCE OF 3,745.63 FEET;

THENCE NORTH 88 DEGREES 07 MINUTES 43 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,649.91 FEET TO A POINT FOR CORNER, FROM WHICH A PK NAIL FOUND AT THE SOUTH 1/4 CORNER OF SAID SECTION 11 BEARS SOUTH 27 DEGREES 00 MINUTES 56 SECONDS EAST, A DISTANCE OF 55.44 FEET;

THENCE SOUTH 89 DEGREES 19 MINUTES 16 SECONDS WEST, A DISTANCE OF 1,332.85 FEET TO A POINT FOR CORNER IN SAID WEST LINE;

THENCE NORTH 01 DEGREES 37 MINUTES 45 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 597,766 SQUARE FEET OR 13.723 ACRES OF LAND, MORE OR LESS.

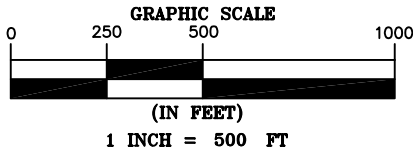
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/17/2014



**EXHIBIT "A"**

**SECTION 11
TOWNSHIP 3S
RANGE 6W**

P.O.R.
60D NAIL
FOUND

EUGENE T. SOEBBING AND
ANN T. SOEBBING,
HUSBAND AND WIFE
BOOK 610, PAGE 5281
VOLUME 523, PAGE 2953
D.R.A.C.I.
ILRP_QM_AD_211

STANLEY C. KRUTMEIER AND
JEANNE M. KRUTMEIER,
HUSBAND AND WIFE
BOOK 620, PAGE 14499
D.R.A.C.I.
ILRP_QM_AD_212

N01°37'45"W 1808.63'

P.O.B.
GRID COORDINATES
N:1148498.79
E:2044706.47

PROPOSED 150'
WIDE EASEMENT
13.723 ACRES
(597,766 S.F.)

COUNTY HIGHWAY NO. 22

KIMBERLY J. JAWAD
BOOK 709, PAGE 5145
D.R.A.C.I.
ILRP_QM_AD_207

P.O.R.
S 1/4 COR
SEC 11

DONNA R. JENKINS,
TRUSTEE OF THE
DONNA R. JENKINS LIVING TRUST
BOOK 524, PAGE 323
MEDFORD A. JENKINS,
TRUSTEE OF THE
MEDFORD A. JENKINS LIVING TRUST
BOOK 524, PAGE 324
D.R.A.C.I.
ILRP_QM_AD_216

E 2350TH ST

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°19'16"E	1338.68'
L2	S88°07'43"E	2648.76'
L3	S00°09'23"W	150.07'
L4	N88°07'43"W	2649.91'
L5	S89°19'16"W	1332.85'
L6	N01°37'45"W	150.02'
L7	S27°00'56"E	55.44'

LEGEND

D.R.A.C.I.

DEED RECORDS
ADAMS COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



PK NAIL FOUND
(UNLESS OTHERWISE NOTED)



CALCULATED POINT

2 | 1
11 | 12

TYPICAL SECTION CORNER

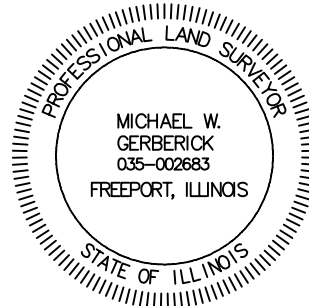
SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/17/2014
SCALE: 1" = 500'
TRACT ID: ILRP_QM_AD_212
DRAWN BY: JDD



150' TRANSMISSION
LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST
OF THE 4TH PRINCIPAL MERIDIAN
ADAMS COUNTY, ILLINOIS

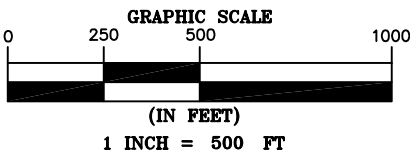


EXHIBIT "A"

ATXI Exhibit 2.3 Part D (Rev.)

Page 7 of 7

SECTION 11
TOWNSHIP 3S
RANGE 6W

STANLEY C. KRUTMEIER AND
JEANNE M. KRUTMEIER,
HUSBAND AND WIFE
BOOK 620, PAGE 14499
D.R.A.C.I.
ILRP_QM_AD_212

PROPOSED 150'
WIDE EASEMENT
13.723 ACRES
(597,766 S.F.)

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L6	N01°37'45"W	150.02'
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DONALD E. McCLEARY AND
DIANA L. McCLEARY,
HUSBAND AND WIFE
DOCUMENT NO. 2013R-05594
D.R.A.C.I.
ILRP_QM_AD_217

DONNA R. JENKINS,
TRUSTEE OF THE
DONNA R. JENKINS LIVING TRUST
BOOK 524, PAGE 323
MEDFORD A. JENKINS,
TRUSTEE OF THE
MEDFORD A. JENKINS LIVING TRUST
BOOK 524, PAGE 324
D.R.A.C.I.
ILRP_QM_AD_216

TRACT I
JEFFREY N. BOWER
SUBJECT TO THE LIFE ESTATE
OF NANCY A. BOWER
BOOK 707, PAGE 4638
D.R.A.C.I.
ILRP_QM_AD_222

S44°39'48"W 3745.63'
P.O.R. - 1/2"
IRON ROD
FOUND
SW COR NE
1/4 SEC
14
T3S R6W

LEGEND

D.R.A.C.I.

P.O.B.

P.O.R.

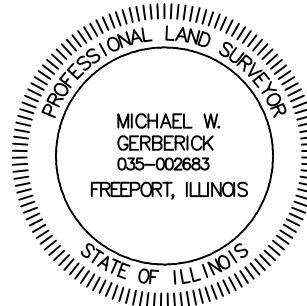


2 | 1
11 | 12

DEED RECORDS
ADAMS COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
PK NAIL FOUND
(UNLESS OTHERWISE NOTED)
CALCULATED POINT

TYPICAL SECTION CORNER

SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



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SHEET 03 OF 03

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SCALE: 1" = 500'
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